



Blackman Court | | Yateley | GU46 7AE

Offers Over £500,000

Leasehold





## Blackman Court | Yateley | GU46 7AE Offers Over £500,000

This spacious two-bedroom, first-floor apartment features a private balcony off the triple-aspect, 21ft lounge and dining area, offering attractive views over landscaped gardens and surrounding woodland.

Accessed via an entrance hall with stairs leading up from the ground floor, the light and airy living/dining room benefits from glazed doors that open onto the full-width, south-facing balcony—perfect for enjoying the sun or dining alfresco. Adjacent to the lounge, double doors lead into a high-quality kitchen fitted with quartz work surfaces, modern units, and integrated appliances, including a self-cleaning oven and washer dryer.

Both double bedrooms include built-in wardrobes. The master bedroom also features a luxurious, fully tiled en-suite shower room with under-sink storage and a heated towel rail. The second bedroom is served by a separate bathroom located off the first-floor landing, which includes an over-bath shower, storage cupboards, and a heated towel rail.

This attractive apartment is finished to a high standard throughout, with quality oak parquet flooring (including the stairs), energy-efficient underfloor heating, and a neutral décor that creates a warm, contemporary feel.

- First floor two double bedroom luxury apartment
- Reception room with Balcony and Garden Views
- Landscaped Gardens plus Allotments and Greenhouses
- Lease 125 years from 2015
- High Specification Finish with Solid Oak Flooring throughout
- Age Exclusive Living for the over 65's
- Development Swimming Pool
- Resident's Wellness Centre, Spa and Beauty Salon

### Location

Life at Hampshire Lakes Park offers the best in luxury retirement living, combined with an independent lifestyle tailored around you—creating a truly unique experience. The state-of-the-art wellness centre and spa includes a luxurious swimming pool, Whirlpool bath, sauna, and a fully





equipped gymnasium. Nestled in the heart of the village, you'll also find Cotton's Deli and the Bistro—both vibrant, welcoming spaces ideal for relaxing or entertaining.

Hampshire Lakes Retirement Village blends idyllic lakeside surroundings with modern facilities to foster a warm, friendly community for those seeking more from their retirement. The village boasts a lively, open atmosphere with a range of inviting spaces where residents can socialise with friends and family. The extensive amenities have been thoughtfully designed to support and enhance a modern, fulfilling retirement lifestyle.

All residents contribute to the upkeep of facilities, support services, and the maintenance of the buildings and grounds through a monthly service charge. In addition, the lease requires an annual ground rent of £500 for the first 25 years.

A deferred sinking fund contribution, payable upon resale, helps build a reserve fund to cover the cost of major repairs and refurbishments not included in the regular service charge.

#### Key Details:

Lease: 125 years from 2015 (approx. 110 years remaining)

Service Charge: £800.42 per month (£184.71 per week), reviewed annually from 1st April

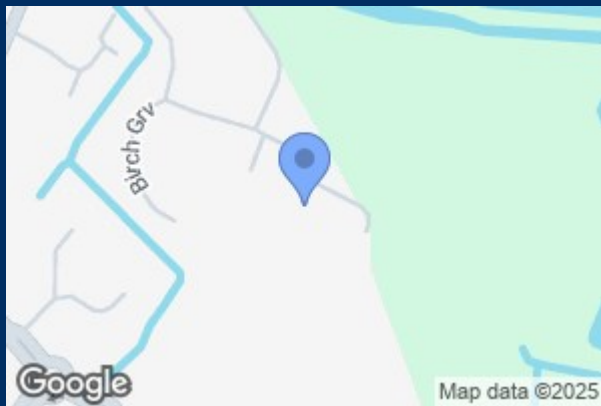
Ground Rent: £500 per year

Council Tax Band: C

Sinking Fund Contribution: 4.5% on resale

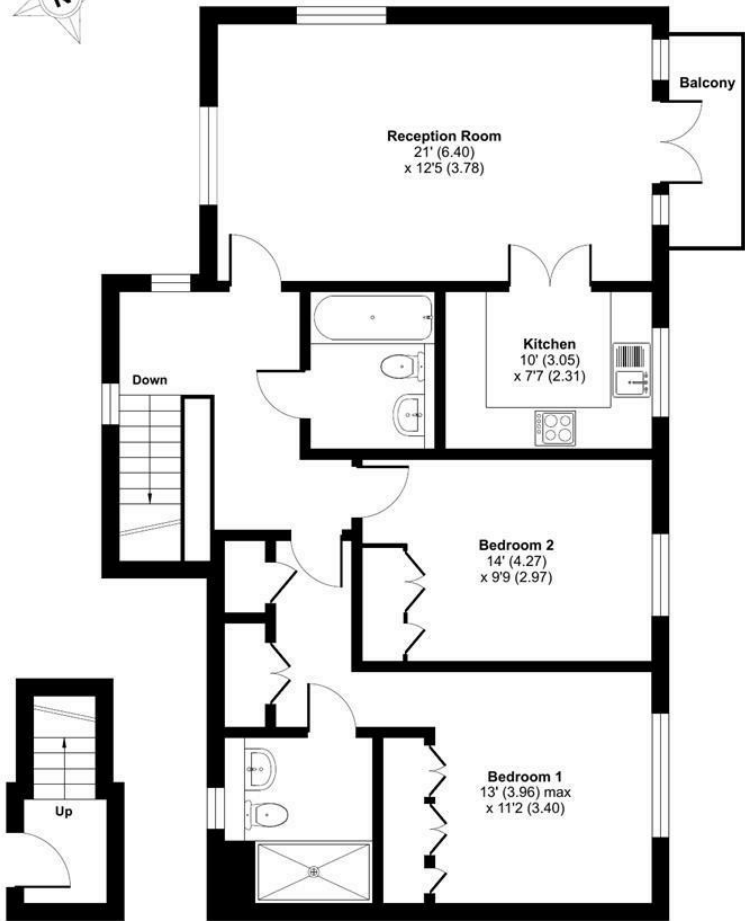
Age Requirement: Sole occupiers, or at least one partner in a couple, must be 65 or over





Blackman Court, Yateley, GU46

Approximate Area = 982 sq ft / 91.2 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Anchor. REF: 1036376

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222

yateley@waterfords.co.uk